

Attendees

(Underline indicates attended meeting)

John West, Chair Richard Adams, Secretary Richard Cambra Leo Keefe

Jack Maloney, Zoning Officer Bill Nash Claire Pimentel Geoff Regan

Robert Silva Barbara Schuster Ed Silveira, Council Liaison Ron Wolanski, Town Planner

Sam Hogan, Asst. Town Planner

The meeting was called to order at 6:40 PM. Attendees were as indicated above.

Previous Meeting Minutes

Review of the minutes from the 11 July meeting was deferred.

Organizational Items and Authority

The membership list was distributed and corrects and additions made. Dick Adams asked that if you don't get minutes and the latest ZO version from him by email, please let him know. Barbara Schuster said she did not have email access. The retirement of Jack Maloney as Middletown Zoning Officer was discussed. Jack has been asked to complete work with the committee to make sure that his extensive knowledge and expertise is not lost.

John West provided an opinion from the RI Ethics Commission which indicated that no conflict of interest is created by Bob Silva's service on the ZORC. The opinion is attached.

Review Approach and Schedule

The schedule for both Zoning Ordinance Review and Commercial Design Standards was again discussed. It was noted that the work of

the Design Standards Subcommittee will probably not be complete until November or December. Commercial design standards will not require significant revision of ZORC work.

Reference Materials

The Zoning Ordinance of 12-09-04 is the basis for review. Title 45-24, Zoning, is available at <http://www.rilin.state.ri.us/Statutes/TITLE45/45-24/INDEX.HTM>.

Meeting Schedule

ZORC meeting will be held on the second Monday of each month from 6:30 – 8:00 PM at the Middletown Library conference room. The next meeting is 10 October.

Recommended Changes

a) Zoning Ordinance Changes

Note: Recommended changes are shown in the current revised version of the ordinance. The file name is: Zoning Ordinance (12-09-04) Chap 1-8 Rev 8_13_05.doc and is the current working file distributed to committee members.

Global Changes. It was noted that the organization of the Zoning Ordinance is inconsistent. That is, the designation of subordinate paragraphs varies among Sections, and levels of indenture are inconsistent. Dick Adams made the changes need to establish a consistent organization. They are shown in the current revision.

Article 1. Minor changes were made clarifying text and adding references to RI General Laws. In general, when RIGL text is quoted or a section is required to conform to RIGL, a footnote has been added to indicate the applicable reference. Section 101, item (16) was

added indicate conformance with RIGL related to affordable housing.

Article 2. Notes were added to indicate the text needs to be modified to reflect a 3rd Zoning Board alternate member if approved by the Town Council. Global revisions were made to make the language gender neutral. Zoning Board powers references were corrected.

Article 3. Minor readability clarifications were made. Section 304 Item M was changed to correct references. Clarification language was inserted in Section 304A. Sections should be renumbered to eliminate "A". All other corrections were grammatical or clarifications.

Article 4. Minor clarifications and misspellings corrected. Article 4 definitions were reviewed. Comments from Ron Wolanski and committee members were incorporated. To simplify the definitions, paragraph numbers were eliminated and definitions arranged in alphabetical order. An APA book of definitions was obtained and will be compared with Ordinance definitions. The committee will be advised of any recommended changes.

Article 5. Item K was modified to include a note explaining LI (Adjacent to Residential) modification to LI. Section 503 needs to be redrafted to provide guidance on how to divide lots with multiple zonings or simply authorize the Zoning Official to do so, which is current practice.

Article 6. Line by line review of the Section 602 and 603 tables continued through the Governmental, Educational and Institutional on Privately Owned Land category. Recommended changes are shown in the current working revision.

b) Other Related Changes

None

The meeting was adjourned at 8:45 PM.

Action Items

No new items were assigned.

No. Item Responsibility Status Due

**8 Comparison of definitions section with definitions published in the
American Planning Association's "A Review of Zoning
Definitions" Dick Adams In Process**

9

Respectfully Submitted,

/s/ R. P. Adams

Dick Adams, ZORC Secretary